



Order Filed on September 28, 2023  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY  
**Caption in Compliance with D.N.J. LBR 9004-2(c)**  
McGovern Legal Services, LLC  
By: Marlena S. Diaz-Cobo, Esq.  
850 Carolier Lane  
North Brunswick, NJ 08902  
(732) 246-1221  
Attorneys for Mountainview at Greenbrook  
Condominium Association, Inc.

In Re:

STEVEN JONES

Case No.: 22-11927

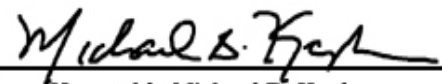
Judge: Michael B. Kaplan

Chapter: 13

**CONSENT ORDER RESOLVING CREDITOR'S MOTION FOR STAY RELIEF**

The relief set forth on the following pages, numbered one (1) through four (4) is hereby **ORDERED**.

**DATED:** September 28, 2023

  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

McGOVERN LEGAL SERVICES, LLC  
BY: MARLENA S. DIAZ-COBO, ESQ.  
850 CAROLIER LANE  
NORTH BRUNSWICK, NEW JERSEY 08902  
(732) 246-1221  
ATTORNEYS FOR MOUNTAINVIEW AT GREENBROOK CONDOMINIUM ASSOCIATION, INC.

In re:

UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF NEW JERSEY  
IN PROCEEDINGS UNDER CHAPTER 13  
OF THE BANKRUPTCY CODE

STEVEN JONES

CASE NO.: 22-11927-MBK

Debtor.

**CONSENT ORDER**

**CONSENT ORDER RESOLVING CREDITOR'S MOTION FOR STAY RELIEF**

**THIS MATTER** having been brought before the court by McGovern Legal Services, LLC, attorneys for creditor, Mountainview at Greenbrook Condominium Association, Inc. (the "Association"), by way of a Motion for Stay Relief and the parties having consented to the relief set forth herein, and for good cause shown and no cause to the contrary appearing:

**IT IS ORDERED, ADJUDGED AND DECREED THAT** the Debtor is indebted to the Association in the amount of \$5,252.00 in post-petition maintenance fees, late fees, fines, management fees and attorneys' fees related to the Association's attempts to collect unpaid post-petition fees through August 4, 2023 (the "Total Due").

The Total Due is detailed below:

Maintenance Fees (4/2022-8/2023):	\$3,302.00
Late Fees:	\$400.00
Fines:	\$225.00

Management Fees:	\$450.00
Legal (only work related to post-petition Default 8/4/23)	<u>\$875.00</u>
<b>Total:</b>	<b>\$5,252.00</b>

**IT IS FURTHER ORDERED, ADJUDGED AND DECREED THAT** the Debtor shall pay the Association \$1,500.00 on or before October 1, 2023, \$625.33 on or before November 1, 2023, \$625.33 on or before December 1, 2023, \$625.33 on or before January 1, 2024, \$625.33 on or before February 1, 2024, \$625.33 on or before March 1, 2024 and \$625.35 on or before April 1, 2024 (the "Cure Payments"). The Cure Payments shall be paid by personal or certified check made payable to Mountainview at Greenbrook Condominium Association, Inc. and received by McGovern Legal Services, LLC, 850 Carolier Lane, North Brunswick, NJ 08902.

**IT IS FURTHER ORDERED, ADJUDGED AND DECREED THAT** the Debtor shall maintain post-petition assessments and other post-petition obligations as they become due and owing to the Association commencing on September 1, 2023; and

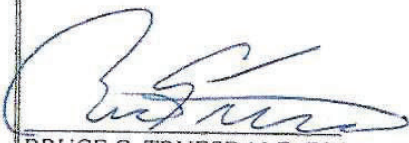
**IT IS FURTHER ORDERED, ADJUDGED AND DECREED THAT** if the Debtor fails to make the Cure Payments specified above or fails to make any regular monthly payment or the additional cure payment within thirty (30) days of the date the payment is due, then the Association may obtain an Order Vacating the Automatic Stay as to the Collateral by filing, with the Bankruptcy Court, a Certification specifying the Debtor's failure to comply with this order. At the time the Certification is filed with the court, a copy of the Certification shall be sent to the Chapter 13 Trustee, the Debtor, and the Debtor's attorney.

WE HEREBY CONSENT TO THE FORM  
AND ENTRY OF THIS CONSENT ORDER:

McGovern Legal Services, LLC  
Attorneys for Mountainview at Greenbrook  
Condominium Association, Inc.

  
MARLENA S. DIAZ-COBO, ESQ.

9/26/23  
DATE

  
BRUCE C. TRUESDALE, ESQ.  
Attorney for Debtor

9/26/2023  
DATE

In re:  
Steven Jones  
Debtor

Case No. 22-11927-MBK  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-3  
Date Rcvd: Sep 28, 2023

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 30, 2023:

Recip ID	Recipient Name and Address
db	+ Steven Jones, 1053 Robin Court, Greenbrook, NJ 08812-1738

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 30, 2023

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 28, 2023 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Bruce C. Truesdale	on behalf of Debtor Steven Jones brucectruesdalepc@gmail.com bctpccf@gmail.com;r49787@notify.bestcase.com
Denise E. Carlon	on behalf of Creditor MIDFIRST BANK dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Keri P. Ebeck	on behalf of Creditor Navy Federal Credit Union KEBECK@BERNSTEINLAW.COM jbluemle@bernsteinlaw.com;kebeck@ecf.courtdrive.com
Marlena S. Diaz-Cobo	on behalf of Creditor Mountainview at Green Brook Condominium Association Inc. collections@theassociationlawyers.com
Sarah K. McCaffery	

District/off: 0312-3

User: admin

Page 2 of 2

Date Rcvd: Sep 28, 2023

Form ID: pdf903

Total Noticed: 1

on behalf of Creditor Westlake Services LLC d/b/a Westlake Financial Services ckohn@hoflawgroup.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

William H Brosha

on behalf of Creditor Mountainview at Green Brook Condominium Association Inc. collections@theassociationlawyers.com

TOTAL: 8